



SCARBOROUGH
COMMERCIAL REAL ESTATE BROKERAGE



Warehouse and Office for Lease

New Construction

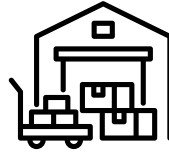
17486 Hwy 155 S | Tyler, TX 75703

INVESTMENT SUMMARY



PRICING

\$3,250/month



PROPERTY

4,064 TOTAL SF



LAND

0.884 ACRES

INVESTMENT DETAILS:

Grow your business in this high visibility warehouse/office space property sitting on 0.844 acres in the rapidly expanding South Tyler, TX area. Perfect for businesses seeking a strategic location with modern facilities, this property offers a newly constructed 3,200 SF warehouse and a fully renovated 864 SF house, both completed in October 2024.

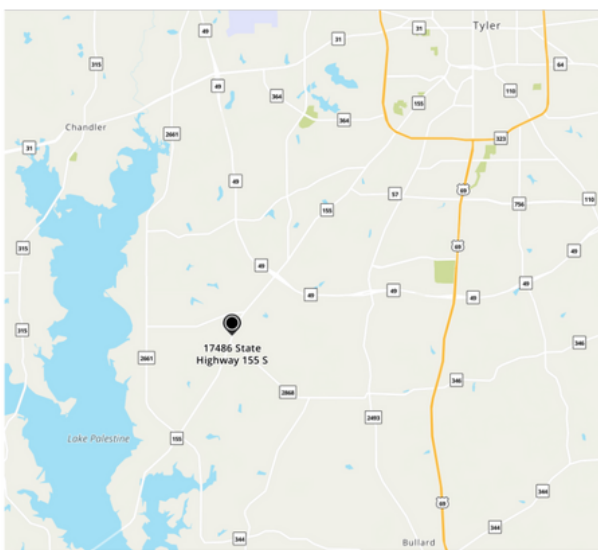
Located on Highway 155 with excellent visibility (traffic count of 19,573 per day in 2023), this property offers the perfect blend of industrial utility and professional office space, ready to meet the demands of various businesses.

Warehouse Highlights:

- 3,200 SF (80' x 40') of open, functional space
- Four, 14 ft wide by 12 ft tall overhead doors for easy access
- 13 ft clearance to bottom of truss, 17'6" to top
- 220-volt power supply for heavy-duty equipment
- Built-out bathroom and washer/dryer hookups for added convenience
- LED lighting for optimal energy efficiency and visibility
- Half bath with wash/dryer hookups next to it
- Perfect for storage, distribution, or light industrial use

Renovated House/Office Space:

- 864 SF space featuring two offices, bathroom with shower, reception area, and full kitchen with washer/dryer hookups
- Ideal for administrative operations, client meetings, or additional workspaces
- Modern bathroom and washer/dryer hookups
- Fully renovated to meet contemporary standards for comfort and functionality



INVESTMENT HIGHLIGHTS:

- 3,200 SF new warehouse with four 14' x 12' overhead doors
- 864 SF renovated house/office space
- 0.884 total acres
- 19,573 VPD traffic count
- Lease opportunity with perfect blend of industrial utility and professional office space
- Numerous national retailers and restaurants within five miles

INVESTMENT CONTACT:



Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
www.scarboroughcre.com





KEY DEMOGRAPHICS

	<u>1-Mile Radius</u>	<u>3-Mile Radius</u>	<u>5-Mile Radius</u>	<u>10-Mile Radius</u>
POPULATION				
2024 Estimated Population	791	4,015	20,811	111,128
2029 Projected Population	788	3,969	21,867	116,062
2020 Census Population	679	3,589	19,949	106,430
2010 Census Population	594	2,911	16,730	94,102
Projected Annual Growth 2024 to 2029	-0.07%	-0.23%	1.02%	0.89%
Historical Annual Growth 2010 to 2024	2.37%	2.71%	1.74%	1.29%
Median Age	42.09	43.67	41.39	38.93
Population Density (/Square Mile)	251.77	141.99	264.98	353.73
HOUSEHOLDS				
2024 Estimated Households	291	1,560	8,178	45,710
2029 Estimated Households	292	1,556	8,643	47,831
2020 Census Households	262	1,428	7,775	43,475
2010 Census Households	226	1,140	6,570	38,261
Projected Annual Growth 2024 to 2029	0.07%	-0.06%	1.13%	0.93%
Historical Annual Growth 2010 to 2024	2.05%	2.63%	1.75%	1.39%
INCOME				
Average household Income	\$ 134,805	\$ 159,690	\$ 131,789	\$ 120,394
Median household income	\$ 81,793	\$ 91,822	\$ 86,314	\$ 80,816
Per capita income	\$ 49,583	\$ 62,066	\$ 51,820	\$ 49,586
EDUCATION				
Less than 9th Grade	0.67%	1.07%	1.43%	2.51%
Some High School	0.99%	1.10%	2.82%	4.26%
High School Graduate	23.67%	20.07%	18.87%	20.54%
Some College	21.09%	20.15%	23.02%	22.73%
Associate Degree	8.25%	8.97%	9.61%	10.26%
Bachelor's Degree	28.02%	27.94%	26.81%	26.19%
Graduate or Professional Degree	17.30%	20.70%	17.45%	13.51%
BUSINESS				
Total Establishments	37	169	668	5,506
Total Employees	164	1,329	3,931	42,217
Average Employees Per Business	4.45	7.85	5.88	7.67
Residential Population Per Business	21.44	23.7	31.15	20.18



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Scarborough Commercial Real Estate, LLC	9010976	sam@scarboroughcre.com	903.707.8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Samuel Scarborough	687976	sam@scarboroughcre.com	903.570.7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date